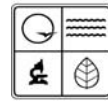


Northland Shopping Mall

7601 West Florissant Avenue, Jennings



Missouri
Department of
Natural Resources

BACKGROUND

The Northland Shopping Mall opened in 1955. For many years its flagship store was Famous-Barr. Outparcel buildings on this 53-acre site included a 1950s office building, a theatre, a bowling alley, a Family Dollar store and a grocery store. When Famous-Barr vacated their building in 1994, the remaining stores on the property failed. Sansone Group acquired the property for redevelopment.



CONTAMINANTS

Asbestos and PCB containing fluorescent light ballasts were in the structures. Hydraulic fluid and other petroleum products were found in the soil at an old gas station facility on the site.

Photos this page courtesy of Rob Powers
www.builtstlouis.net

ASSISTANCE

Sansone Group received \$594,423 in Brownfields State Tax Credits and the City of Jennings approved \$17 million in Tax Increment Financing.

PROTECTION

The asbestos and light ballasts were removed from the existing structures on the site before demolition and were properly disposed of. Soil around the gas station site was removed and treated.

INVESTMENT AND RESULTS

Sansone Group has invested \$69 million in redevelopment of the mall into a new shopping center. When fully completed in October 2006, an estimated 1,000 jobs will have been created.

TIMELINE

Application Received: 24 February 2005
RAP Approved: 8 March 2005
Remediation Started: 26 July 2005
Completion Certificate: Pending

REDEVELOPMENT SUMMARY

Phase I of the redevelopment took place in 2003 with the building of a 52,000 square foot office building, now leased 100 percent to the State of Missouri, and an Aldi's store. Phase II development includes the construction of the anchor stores Target and Schnucks and smaller retail stores at the newly renamed Plaza on the Boulevard mall.

